



Army Welfare Housing Organisation



VIP ROAD, KOLKATA PHASE II
TECHNICAL BROCHURE

SEP 2011



LEGEND :-

1. SUPER DELUXE	
2. DELUXE	
3. MODERN	
4. THRIFTY	
5. CLUB	

SITE PLAN (PHASE II)



AWHO RESIDENTIAL COMPLEX VIP ROAD KOLKATA PHASE II

General

Phase II of the VIP Road Kolkata project is being constructed as part of Bhaskar Roy Enclave which was constructed under Phase I.

Location

The project site is located on the main link road to New Town, Rajarhat and falls under the Rajarhat Gopalpur Municipality. It is close to Kolkata Airport and approx 7 kms from Dum Dum Railway/Metro Station. The entire locality has developed in the recent years at a very fast pace with a number of prestigious complexes in the vicinity.

Concept

A total of 192 Dwelling units (DUs) in four categories are being constructed in this phase. Thrifty Apartments (TAs) are being constructed in Stilt plus 4 storey configuration with 3 DUs per floor and Modern Apartments (MDAs), Deluxe Apartments (DXAs) and Super Deluxe Apartments (SDAs) are being constructed in Stilt plus 5 storey configuration with 4 DUs per floor. All blocks are being provided with lifts. Car parkings shall be covered parkings in stilts/shed and open parkings, allotment of which will be made through a draw towards the completion of the project. Detailed breakdown of DUs being constructed in Phase II, including approximate Costs and Super Areas, are given subsequently.

Central Amenities

Club House with accommodation for Party Room, Cafeteria, Gym, Library, indoor games etc is being constructed in this phase (conditions apply).

External Services

Electric supply for the campus will be arranged by the West Bengal State Electricity Board and cost of bringing the HT feeder up to the plot and the distribution inside shall have to be borne by AWHO. Partial back-up power will be provided with D G Sets. Water will be supplied through tubewells.



The sewage disposal will be through the Sewage Treatment Plant already installed in Phase I and the effluent will be discharged into the Central Sewage System.

Tentative Cost and Date of Completion

The approximate costs of different types of DUs are given separately. The costs given are tentative and are subject to change. The expected Date of Completion is Aug 2014.

Defect Liability Period

The project will be covered by a Defect Liability Period of 12 months from the date of completion of construction. During this period suitable technical staff will be deployed by the contractor to ensure timely rectification of defects.

Residents Welfare Maintenance Society

All allottees of this Phase will be members of the already existing Resident's Welfare Association (RWA) of Phase I. The RWA shall take over all common areas/services on "as is where is" basis immediately on completion of the project and start maintaining this part of the complex also. The RWA will also collect monthly maintenance charges from the allottees to run the complex.

Sample Dwelling Units

Sample flats of each type of DU offered in the scheme will be ready in advance to facilitate the allottees to see the same. Suggestions from the allottees will be welcome and may be incorporated to the extent it is technically and contractually feasible at that stage.

Site Office and Information Centre

A site office shall be established at the construction site. Correspondence can be addressed to the Project Director at the following address:-

Project Director, Kolkata
Army Welfare Housing Organisation
C/o HQ Eastern Command, Engineers Branch
PIN - 908542, C/o 99 APO
Tel - (033) 22426642, 25734495, Mob - 09051511133



Specifications

- (a) **Foundation** Pile Foundation (cast in situ bored piles).
- (b) **Super Structure** RCC framed structure with brick masonry filler walls.
- (c) **Flooring** Vitrified tiles in drawing, dining, bedrooms, balconies and lift lobby. Anti skid ceramic tiles in toilets.
- (d) **External Finishes** Anti-fungal paint over plaster finish.
- (e) **Internal Finishes** Wall putty over plastered surface, ceiling in all rooms, staircases, landings and common areas. Cement based paint in stilt area.
- (f) **Joinery**
- Doors** Teakwood frame and teak wood panelled entrance door. Rest all solid core flush doors on salwood frames.
- Windows** Aluminum windows with glazing.
- (g) **Grills** No grills are being provided.
- (h) **Mosquito Proofing** No mosquito proofing is being provided.
- (i) **Kitchen** Pre-polished granite working platform. Stainless steel kitchen sink. Ceramic tiles dado on top of working platforms. No kitchen cabinets are being provided.
- (k) **Toilets** Ceramic tiles for dado. Premium quality vitreous white chinaware sanitary fittings.
- (l) **Plumbing** Concealed plumbing for water supply. Provision of fixing Aqua Guard in Kitchen. Hot water plumbing in toilets. Superior quality chromium plated brass fittings in toilets and kitchen. Arrangements for fitting of geysers being provided.
- (m) **Electrification** Concealed PVC conduits with PVC insulated and sheathed standard copper conductors. No light fittings and fans being provided.
- (n) **TV and Telephone** Conduits with cable being provided.

Note : The above specifications are tentative for general information and may be changed based on site requirements or due to technical considerations.

**Details of Accommodation and Tentative Costs**

S No	Type	Total No of Units	Accommodation	Approx Super Area (sq ft)	Tentative Cost (₹ Lacs)
1.	TA (S+4)	12	Drawing/Dining room, one Bedroom, Study, Kitchen, one Toilet, one WC and Balcony.	721	21.10
2.	MDA (S+5)	80	Drawing room, Dining room, two Bedrooms, Kitchen, two Toilets and Balconies.	1151	34.65
3.	DXA (S+5)	60	Drawing room, Dining room, three Bedrooms, Kitchen, three Toilets and Balconies	1577	47.50
4.	SDA (S+5)	40	Drawing room, Dining room, three Bedrooms, Study, Kitchen, three Toilets and Balconies	1851	55.75

Note : Super Areas and Costs given above are tentative. There will be difference in areas between middle and corner DUs in case of TAs. Areas of top floors will be slightly more. Costs of the DUs will vary as per areas.

**Statement of Areas**

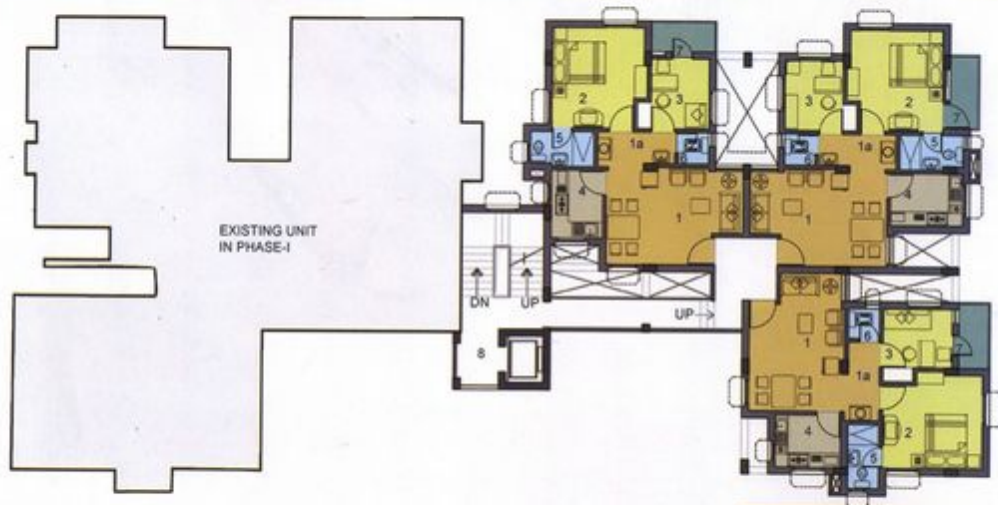
Type	Built up Area of DU (sq ft)	Balcony Area (sq ft)	Common Area (sq ft)	Super Area (sq ft)
TA	594	28	99	721
MDA	845	106	200	1151
DXA	1229	141	207	1577
SDA	1473	168	210	1851

Notes :-

1. Costs indicated are tentative. There may be increase in prices due to market variation and other changes which may be necessitated due to technical/architectural/functional consideration. Allottees are advised to cater for 10% to 15% increase in their financial planning.
2. Super area includes share of common areas like staircases etc, wherever applicable. Actual super area may vary due to technical/architectural requirements.
3. Costs indicated above are for DUs. The cost of Covered/Open Parking for DUs will be extra and the allotment of these will be done later.
4. There will be cost differential for various floors which will be intimated later.
5. The plans & specifications are subject to modifications to suit ground conditions.
6. The prices mentioned are for original allottees. Late allottees will be charged financing cost.
7. Dimensions shown are in FPS units which are approximate conversions from the Metric units as per plan.
8. There may be variations in configurations and plans due to ground/technical considerations.



ARMY WELFARE HOUSING ORGANISATION



EXISTING UNIT
IN PHASE-I

DN

UP

UP

LEGEND :-

- | | | |
|-----|--------------------|--------------------------|
| 1. | DRAWING & DINING | 12'-11"3'-3"X11'-4"7'-3" |
| 1a. | PASSAGE | 9'-2"X4'-1" |
| 2. | BED ROOM | 11'-4"9'-9"X8'-3"3'-6" |
| 3. | STUDY ROOM | 6'-10"X 8'-2" |
| 4. | KITCHEN | 6'-1"X8'-7" |
| 5. | TOILET | 7'-6"X4'-1" |
| 6. | W.C. | 3'-7"X3'-8" |
| 7. | BALCONY | 7'-8"X3'-7" |
| 8. | STAIR & LIFT LOBBY | |

TYPICAL FLOOR PLAN OF THRIFTY APARTMENTS BLOCK



LEGEND :-

1. DRAWING	12'-9"10'-8"X12'-0"3'-7"
2. DINING	8'-8"X9'-4"
2a. PASSAGE	5'-4"X7'-4"
3. BED ROOM-1	10'-9"X11'-11"
4. BED ROOM-2	13'-10"X11'-7"
5. KITCHEN	8'-3"X5'-10"
6. TOILET-1	4'-11"X7'-10"
7. TOILET-2	4'-11"X7'-10"
8. SERVICE BALCONY	7'-10"X3'-6"
9. BALCONY-1	7'-10"X3'-6"
10. BALCONY-2	3'-11"X6'-8"
11. BALCONY-3	6'-7"X3'-6"
12. STAIR & LIFT LOBBY	

TYPICAL FLOOR PLAN OF MODERN APARTMENTS BLOCK



ARMY WELFARE HOUSING ORGANISATION



LEGEND		
1.	DRAWING	11'-2"X21'-7"
1a.	PASSAGE	6'-11"X3'-11"
2.	DINING	10'-3"X13'-6"
2b.	PASSAGE	6'-4"X3'-11"
2c.	PASSAGE	6'-4"X3'-3"
3.	BED ROOM-1	10-2"X13'-0"
4.	BED ROOM-2	13'-1"X12'-0"
5.	BED ROOM-3	10'-3"X10'-8"
6.	KITCHEN	9'-10"X7'-8"
7.	TOILET-1	5'-11"X7'-8"
8.	TOILET-2	5'-11"X9'-3"
9.	TOILET-3	4'-5"X7'-10"
10.	SERVICE BALCONY	10'-3"X3'-3"
11.	BALCONY-1	7'-8"X3'-3"
12.	BALCONY-2	3'-11"X6'-7"
13.	BALCONY-3	8'-8"X3'-9"
14.	BALCONY-4	4'-9"X3'-3"X6'-00"X3'-8"
15.	STAIR & LIFT LOBBY	

TYPICAL FLOOR PLAN OF DELUXE APARTMENTS BLOCK



LEGEND

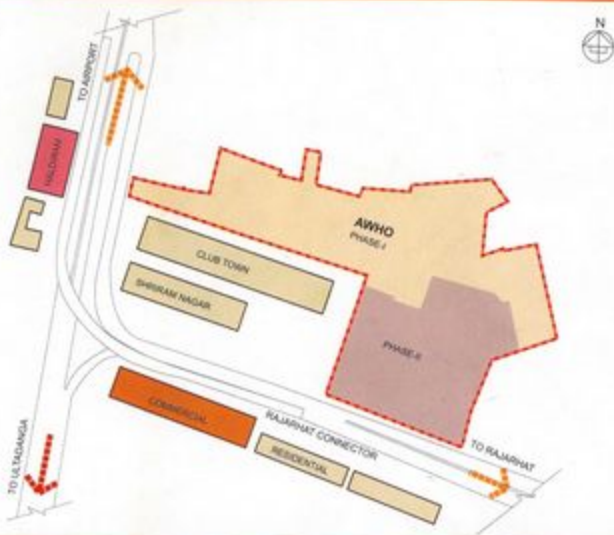
1. DRAWING	11'-00"X20'-10"
1a. PASSAGE	6'-7"X3'-11"
2. DINING	10'-3"X15'-00"
2b. PASSAGE	13'-1"X3'-11"
2c. PASSAGE	5'-10"X2'-11"
3. BED ROOM-1	11'-11"X13'-11"
3a. PASSAGE	3'-5" X 2'-4"
4. BED ROOM-2	12'-11"X11'-3"
5. BED ROOM-3	10'-7"X11'-11"
5a. PASSAGE	4'-8"X1'-1"
6. STUDY	9'-00"X10'-7"
7. KITCHEN	9'-10"X8'-3"
8. TOILET-1	7'-8"X5'-10"
9. TOILET-2	5'-10"X8'-4"
10. TOILET-3	4'-5"X7'-10"
11. SERVICE BALCONY	7'-8"X4'-8"
12. BALCONY-1	10'-3"X5'-10"
13. BALCONY-2	3'-11"X5'-10"
14. BALCONY-3	3'-11"X5'-10"
15. BALCONY-4	4'-0"X5'-8"
16. STAIR & LIFT LOBBY	
17. DRESS	4'-1"X5'-10"

TYPICAL FLOOR PLAN OF SUPER DELUXE APARTMENTS BLOCK

VIP ROAD, KOLKATA PHASE II



LOCATION PLAN



SITE OFFICE & INFORMATION CENTRE

PROJECT DIRECTOR

Army Welfare Housing Organisation

C/o HQ Eastern Command, Engineers Branch

PIN - 908542, C/o 99 APO.

Tel - (033) 22426642, 25734495, Mob - 09051511133

Army Welfare Housing Organisation

Kashmir House, Rajaji Marg, New Delhi - 110011

Tel : 011-23012619, 23015354, 23010825, 23017768

Fax : 011-23010599 Email : awho@vsnl.com

Dy Director Liaison : 23014039, Director Marketing : 23017768